

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 17, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-65** Application of **Yahnique Designs** for a special exception to increase the maximum allowed height of a fence with columns in the front yard setback from 4 feet to a maximum height of 6 feet. Property is located at **8 EAST LAKE DRIVE, N.E.**, fronts 160 feet on the west side of East Lake Drive, and begins at the northwest corner of East Lake Drive and Hosea Williams Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 204 of the 15th District, DeKalb County, Georgia.
Owner: Elizabeth Omilami
Council District 5, NPU-O
- V-05-115** Application of **Danny Franke** for a special exception from the zoning regulations to allow an active recreational use (i.e., a spa) to be located adjacent to a public street. Property is located at **755 LOVETTE LANE, N.E.**, fronts 150 feet on the south side of Lovette Lane, and begins at the southwest corner of Lovette Lane and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 44 of the 17th District, Fulton County, Georgia.
Owner: Tommy Webb
Council District 7, NPU-B
- V-05-120** Application of **Serge Watson** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 2.5 feet, for a one-story room addition to a single-family house. Property is located at **1232 Pasadena Avenue, N.E.**, fronts 69.83 feet on the north side of Pasadena Avenue, and begins 390.7 feet southeast of the southeast corner of Pasadena Avenue and Johnson Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 17th District. Fulton County, Georgia.
Owner: Donella Bateman
Council District 6, NPU-F
- V-05-121** Application of **Steven C. Adams** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 20 feet to 3 feet to allow a detached garage behind a single-family house, and 2) allow a parking pad/turnaround in the front yard setback. Property is located at **3605 KINGSBORO ROAD, N.E.**, fronts 65 feet on the southeast side of Kingsboro Road, and begins 1920.5 feet northeast of the northeast corner of Kingsboro Road and Roxboro Road. Zoned R-3 (Single-Family Residential) District. Land Lot 9 of the 17th District, Fulton County, Georgia.
Owner: Britt Meyer
Council District 7, NPU-B

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- V-05-122** Application of **Paul Kvam** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 35 feet, for construction of a single-family, detached house. Property is located at **1027 NORTHCLIFFE DRIVE, N.W.**, fronts 201.8 feet on the northeast side of Northcliffe Drive, and begins 1,535.5 feet northwest of the northwest corner of Northcliffe Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Paul Kvam
Council District 8, NPU-C
- V-05-123** Application of **Randy New & Russell Tippins** for a variance from the zoning regulations to reduce the west side yard setbacks from the required 7 feet to 5 feet, 2 inches, for a detached garage at the back of a single-family house. Property is located at **4 POLO DRIVE, N.E.**, fronts 75 feet on the northwest side of Polo Drive, and begins 400 feet southwest of the southwest corner of Polo Drive and Beverly Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 17th District, Fulton County, Georgia.
Owners: Randy New & Russell Tippins
Council District 7, NPU-E
- V-05-124** Application of **Brad & Hannah Cousar** for variances from the zoning regulations to 1) reduce the northeast side yard setback from the required 7 feet to 4 feet and 2) reduce the southwest side yard setback from the required 7 feet to 4 feet, for a second story addition and a 2-story room addition to the rear of a single-family house. Property is located at **2131 MCKINLEY ROAD, N.W.**, fronts 50.5 feet on the southeast side of McKinley Road, and begins 663.6 feet from the southwest corner of McKinley Road and Wilson Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owners: Brad & Hannah Cousar
Council District 8, NPU-C
- V-05-125** Application of **Robert Ahlers** for a special exception from the zoning regulations to reduce the on-site parking from the required 217 spaces to 118 spaces, to convert an existing warehouse into retail space. Property is located at **530 14TH STREET, N.W.**, fronts 134 feet on the south side of 14th Street, and begins at the southwest corner of 14th Street and McMillan Street. Zoned I-1 (Light Industrial) District and I-1-C (Light Industrial-Conditional) Districts. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: 14th Street Associates
Council District 8, NPU-E

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- V-05-126** Application of **Jasper Boudreaux** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 8 feet, to allow for a partial second story room addition (also called “dormer addition”) to a single family house. Property is located at **880 COURTENAY DRIVE, N.E.**, fronts 56 feet on the north side of Courtney Drive, and begins at the northwest corner of Courtenay Drive and Berwick Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Jasper Boudreaux
Council District 6, NPU-F
- V-05-127** Application of **Rad Slough** for a special exception from the zoning regulations to reduce the on-site parking from the required 70 spaces to 60 spaces for conversion of a warehouse to a health club. (Note: Existing use requires 50 spaces and 33 spaces are provided.) Property is located at **730 PONCE DeLEON PLACE, N.E.**, fronts 150.3 feet on the west side of Ponce DeLeon Place, and begins 231 feet from the northwest corner of Ponce DeLeon Place and Ponce DeLeon Avenue. Zoned I-1 (Light Industrial) District. Land Lot 17 of the 14th District, Fulton County, Georgia.
Owner: 730 PONCE DeLEON PLACE, LLC
Council District 6, NPU-F
- V-05-128** Application of **Jean Vallee** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 9 feet, to change the roof line, thereby adding space under the roof to a house that encroaches into the half-depth front yard setback. Property is located at **45 WYMAN STREET, S.E.**, fronts 47 feet on the west side of Wyman Street, and begins at the southwest corner of Wyman Street and Stanwood Avenue. Zoned R-4A (Single-Family Residential) District. Land Lot 207 of the 15th District, DeKalb County, Georgia.
Ownes: Scott Danielson & Helen Urriola
Council District 5, NPU-O
- V-05-129** Application of **Dumisani Nantambu** for a variance from the zoning regulations to reduce the west side yard setback from the required 5 feet to 3.7 feet to change the roof line, thereby adding space under the roof to a house that encroaches into the side yard setback. Property is located at **86 ORMOND STREET, S.E.**, fronts 40 feet on the north side of Ormond Street, and begins 186 feet west of the northwest corner of Ormond Street and Martin Street. Zoned R-4B (Single-Family Residential) District. Land Lot 54 of the 14th District, Fulton County, Georgia.
Owner: Dumisani Nantambu
Council District 2, NPU-V

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- V-05-130** Application of **Carlton Eden** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 2 feet, for a one-story, detached garage at the back of a single-family house. Property is located at **1015 SEABOARD AVENUE, N.W.**, fronts 70 feet on the north side of Seaboard Avenue, and begins 500.5 feet west of the northwest corner of Seaboard Avenue and Woodland Hills Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 186 of the 17th District, Fulton County, Georgia.
Owner: Carlton Eden
Council District 8, NPU-D
- V-05-132** Application of **Stephen J. Eichelberger** for a variance from the zoning regulations to reduce the front yard setback from the required 10 feet to 0 feet for construction of a multifamily building with four live-work units. (Zoning Review Board recommended approval of rezoning to C-3 in May, 2005). Property is located at **638-640 MARIETTA STREET, N.W.**, fronts 376 feet on the west side of Marietta Street and begins on the western side of Marietta Street where elevated above North Avenue. Zoned I-1 (Light Industrial) District (pending rezoning to C-3). Land Lot 82 of the 14th District, Fulton County, Georgia.
Owner: Central City Cooperative, LLC
Council District 2, NPU-M
- V-05-133** Application of **Bruce Smith** for a variance from the zoning regulations to erect business identification wall signs 56 feet high on each side of a building, where up to 30 feet in height is permitted. Property is located at **1371 MARKET STREET, N.W.**, fronts 235 feet on the east side of Market Street, and begins 800 feet south of the southeast corner of Market Street and 20th Street. Zoned C-4-C (Central Area Commercial Residential) District. Land Lot 108 of the 17th District, Fulton County, Georgia.
Owner: Gayfer Montgomery Fair
Council District 6, NPU-E
- V-05-134** Application of **Legend Properties, LLC** for a special exception from the zoning regulations to reduce on-site parking from the required 8 spaces to 0 spaces for construction of a retail building. Property is located at **461-13, 465 & 471-3 NELSON STREET, S.W.**, fronts 216.7 feet on the northwest side of Nelson Street, 198 feet on the southeast side of Chapel Street, and 103 feet on the southwest side of Tatnall Street, and begins at the northeast corner of Nelson Street and Chapel Street. Zoned I-1 (Light Industrial) District. Land Lot 84 of the 14th District, Fulton County, Georgia.
Owner: Legend Properties
Council District 2, NPU-M

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- V-05-135** Application of **William L. Weidmann** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 15 feet to 9 feet and 2) allow a parking pad/turnaround in the half-depth front yard setback, for construction of a one-story detached garage at the back of a single-family house, and 3) a special exception from the zoning regulations to install an 8-foot high wall gate, where up to a 4-foot high fence and fence gate is allowed. Property is located at **1944 ARDMORE ROAD, N.W.**, fronts 100 feet on the west side of Ardmore Road, and begins at the southwest corner of Ardmore Road and Collier Road. Zoned R-4 (Single-Family Residential) District. Land Lot 146 of the 17th District, Fulton County, Georgia.

DEFERRED CASES

- V-05-68** Application of **Steve Abbott** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 3 feet, for construction of a new, single-family, detached house. Property is located at **962 CUMBERLAND ROAD, N.E.**, fronts 47.8 feet on the north side of Cumberland Road, and begins 400 feet west of the northwest corner of Cumberland Road and Sussex Road. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.

Owner: Steve Abbott
Council District 6, NPU-F

- V-05-75** Application of **Cornerstone Mission, Inc.** for 1) a special exception from the zoning regulations to add a deck to a legally nonconforming four-unit multifamily residential building, and 2) a variance from the zoning regulations to reduce the northwest side yard setback from the required 7 feet to 1 foot for construction of front and side deck additions to the multifamily building. Property is located at **1250 EUCLID AVENUE, N.E.**, fronts 50 feet on the northwest side of Euclid Avenue, and begins 698.3 feet northeast of the northeast corner of Euclid Avenue and Moreland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 240 of the 15th District, DeKalb County, Georgia.

Owner: Cornerstone Mission, Inc.
Council District 6, NPU-N

- V-05-76** Application of **DeFoors Mill Homeowners Assoc., Inc.** for a special exception from the zoning regulations to construct a 6-foot high wrought iron and chain link fence in the front yard setback where up to a 4-foot high fence would otherwise be allowed. Property is located at **2130 DEFOORS FERRY ROAD, N.W.**, fronts 945.7 feet on the south side of DeFoors Ferry Road, and begins 104.8 feet east of the southeast corner of DeFoors Ferry Road and Hills Avenue. Zoned RG-2-C (Residential General-Sector 2-Conditional) District. Land Lot 194 of the 17th District, Fulton County, Georgia.

Owner: DeFoors Mill Homeowners Assn., Inc.
Council District 9, NPU-D

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- V-05-78** Application of **Beth B. Holloway** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 2 feet, for construction of a detached storage shed accessory building. Property is located at **901 PLYMOUTH ROAD, N.E.**, fronts 70 feet on the south side of Plymouth Road, and begins 406.6 feet east of the southeast corner of Plymouth Road and Pelham Road. Zoned R-4 (Single-Family Residential) District. Land Lot 3 of the 17th District, Fulton County, Georgia.
Owner: Beth B. Holloway
Council District 6, NPU-F
- V-05-79** Application of **Patrick O'Flaherty** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 20 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 5 feet, 3) reduce the north side yard setback from the required 20 feet to 5 feet, and 4) reduce the rear yard setback from the required 20 feet to 5 feet, for construction of a new, single-family, detached house. Property is located at **445 MARTIN STREET, S.E.**, fronts 30 feet on the west side of Martin Street, beginning at the northwest corner of Martin Street and Solomon Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Barlow Homes
Council District 5, NPU-V
- V-05-80** Application of **Patrick O'Flaherty** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 5 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, for construction of a single-family, detached house. Property is located at **939 CAMILLA STREET, S.W.**, fronts 25 feet on the north side of Camilla Street, and begins 250 feet from the northwest corner of Camilla Street and Ashby Street. Zoned R-5 (Two-Family Residential) District. Land Lot 116 of the 14th District, Fulton County, Georgia.
Owner: Annie Freeman
Council District 4, NPU-T
- V-05-81** Application of **Matthew J. Morrison** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to ~~24 feet~~ **15 feet**, **2) reduce the south side yard setback from the required 7 feet to 3 feet**, and 3) increase the maximum allowed lot coverage from 50% to 51.6%, for construction of a new, single-family, detached house. Property is located at **409 GLEN IRIS DRIVE, N.E.**, fronts 50 feet on the west side of Glen Iris Drive, and begins 150 feet north of the northwest corner of Glen Iris Drive and Rankin Street. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Diane Bush
Council District 2, NPU-M